

# COMMITTEE AMENDMENT FORM

DATE: 05/27/09

COMMITTEE ZONING

PAGE NUM(S)

ORDINANCE I. D. #09-O-0487

SECTION (S)

RESOLUTION I. D. #09-R-

PARA.

AMENDS THE LEGISLATION BY ADDING FOUR (4) CONDITIONS ONE OF WHICH IS A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING 02/12/09.

AMENDMENT DONE BY COUNCIL STAFF 5/27/09

City Council  
Atlanta, Georgia

**09-O-0487**

AN AMENDED ORDINANCE  
BY: ZONING COMMITTEE

**U-09-06**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-18A.006 (1) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **CHURCH**, is hereby approved. Said use is granted to **FIRST CONGREGATIONAL CHURCH, UCC** and is to be located at **115 Courtland Street, N.E** , to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 51, 14<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for U-09-06 for 115 Courtland Street, N.E.**

1. A conceptual site plan entitled "Renovation and Expansion of First Congregational Church", by R.L. Brown and Associates, Inc., dated December 30, 2008 and received by the Bureau of Planning on February 12, 2009.
2. Final site plan and buildings elevations shall comply with all Landmark Building/Site designation processes and requirements.
3. Final site plan and building elevations shall be approved as part of the SAP plan submission.
4. The duration of the use permit shall be for as long as the church is owned and occupied by the First Congregational Church.



B&E JACKSON & ASSOCIATES, INC.  
ARCHITECTS  
200 E. Peachtree St., N.W.  
Atlanta, Georgia 30303-0126  
(404) 377-2400

B&E JACKSON & ASSOCIATES, INC.  
ENGINEERS  
228 Peachtree St., N.W.  
Atlanta, Georgia 30303  
(404) 377-2400

CONTRACTOR  
B&E JACKSON & ASSOCIATES, INC.  
228 Peachtree St., N.W.  
Atlanta, Georgia 30303  
(404) 377-2400



PROJECT  
First Congregational Church of Atlanta  
RENOVATION AND EXPANSION OF FIRST CONGREGATIONAL CHURCH  
US COURTLAND ST. NE  
ATLANTA, GA 30303

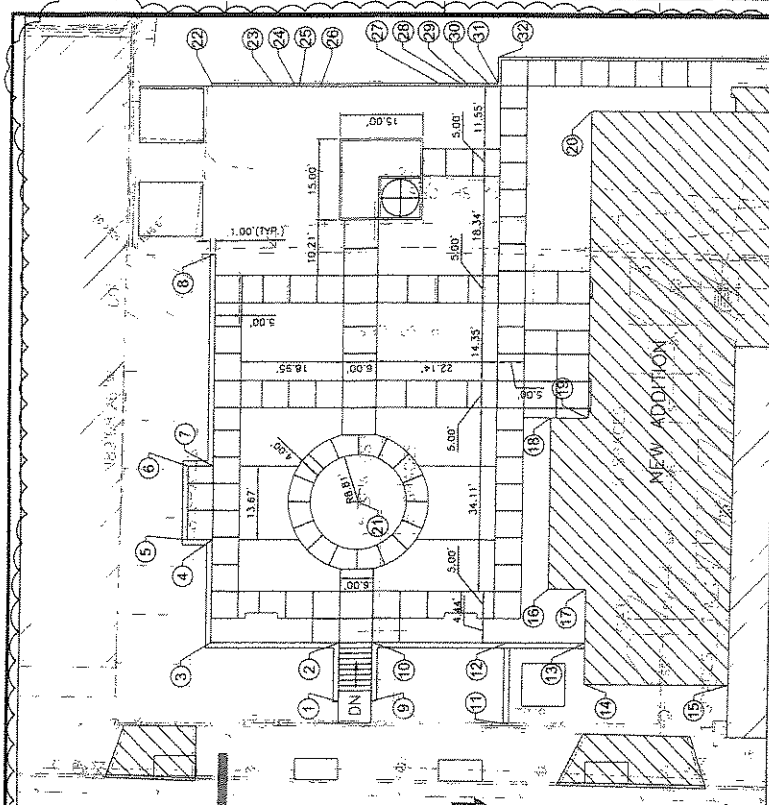
SHEET TITLE  
SITE DEVELOPMENT AND LAYOUT PLAN

RECORD  
FEB 17 1980  
BUREAU OF PLANNING

GRAPHIC SCALE  
1 inch = 10 feet  
1 inch = 20 feet

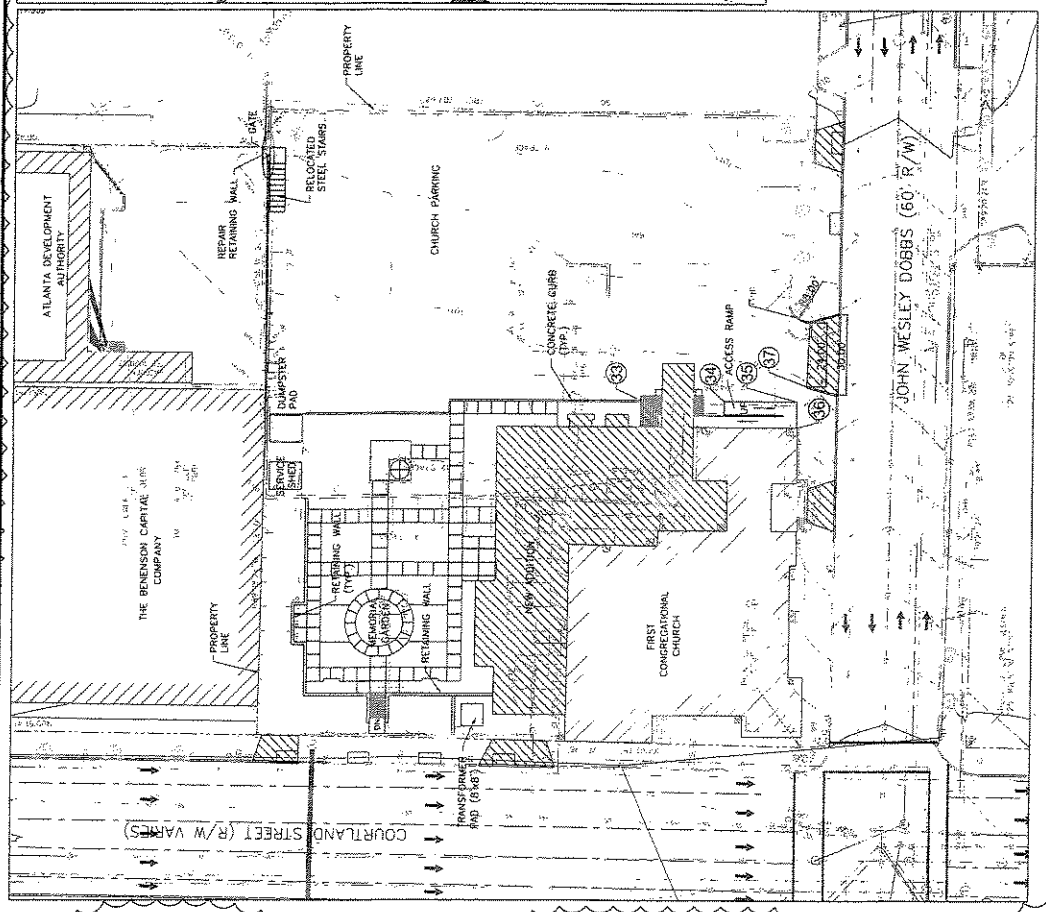
PROJECT NO.  
C-3  
SCALE  
1 inch = 10 feet  
1 inch = 20 feet

NOT RELEASED FOR CONSTRUCTION



LAYOUT PLAN  
SCALE: 1"=10'

NO.	DESCRIPTION	AMOUNT	UNIT
1	CONCRETE CURB	1.00	LINEAL FOOT
2	CONCRETE CURB	1.00	LINEAL FOOT
3	CONCRETE CURB	1.00	LINEAL FOOT
4	CONCRETE CURB	1.00	LINEAL FOOT
5	CONCRETE CURB	1.00	LINEAL FOOT
6	CONCRETE CURB	1.00	LINEAL FOOT
7	CONCRETE CURB	1.00	LINEAL FOOT
8	CONCRETE CURB	1.00	LINEAL FOOT
9	CONCRETE CURB	1.00	LINEAL FOOT
10	CONCRETE CURB	1.00	LINEAL FOOT
11	CONCRETE CURB	1.00	LINEAL FOOT
12	CONCRETE CURB	1.00	LINEAL FOOT
13	CONCRETE CURB	1.00	LINEAL FOOT
14	CONCRETE CURB	1.00	LINEAL FOOT
15	CONCRETE CURB	1.00	LINEAL FOOT
16	CONCRETE CURB	1.00	LINEAL FOOT
17	CONCRETE CURB	1.00	LINEAL FOOT
18	CONCRETE CURB	1.00	LINEAL FOOT
19	CONCRETE CURB	1.00	LINEAL FOOT
20	CONCRETE CURB	1.00	LINEAL FOOT
21	CONCRETE CURB	1.00	LINEAL FOOT
22	CONCRETE CURB	1.00	LINEAL FOOT
23	CONCRETE CURB	1.00	LINEAL FOOT
24	CONCRETE CURB	1.00	LINEAL FOOT
25	CONCRETE CURB	1.00	LINEAL FOOT
26	CONCRETE CURB	1.00	LINEAL FOOT
27	CONCRETE CURB	1.00	LINEAL FOOT
28	CONCRETE CURB	1.00	LINEAL FOOT
29	CONCRETE CURB	1.00	LINEAL FOOT
30	CONCRETE CURB	1.00	LINEAL FOOT
31	CONCRETE CURB	1.00	LINEAL FOOT
32	CONCRETE CURB	1.00	LINEAL FOOT
33	CONCRETE CURB	1.00	LINEAL FOOT
34	CONCRETE CURB	1.00	LINEAL FOOT
35	CONCRETE CURB	1.00	LINEAL FOOT
36	CONCRETE CURB	1.00	LINEAL FOOT
37	CONCRETE CURB	1.00	LINEAL FOOT
38	CONCRETE CURB	1.00	LINEAL FOOT
39	CONCRETE CURB	1.00	LINEAL FOOT
40	CONCRETE CURB	1.00	LINEAL FOOT
41	CONCRETE CURB	1.00	LINEAL FOOT
42	CONCRETE CURB	1.00	LINEAL FOOT
43	CONCRETE CURB	1.00	LINEAL FOOT
44	CONCRETE CURB	1.00	LINEAL FOOT
45	CONCRETE CURB	1.00	LINEAL FOOT
46	CONCRETE CURB	1.00	LINEAL FOOT
47	CONCRETE CURB	1.00	LINEAL FOOT
48	CONCRETE CURB	1.00	LINEAL FOOT
49	CONCRETE CURB	1.00	LINEAL FOOT
50	CONCRETE CURB	1.00	LINEAL FOOT



SITE DEVELOPMENT PLAN  
SCALE: 1"=20'

NOTE:  
FOR LOCATION OF NEW TREES, SEE  
LANDSCAPE DRAWINGS.

RCS# 2839  
3/16/09  
2:26 PM

Atlanta City Council

REGULAR SESSION

MULTIPLE

09-O-0484,09-O-0485,09-O-0486,09-O-0487

REFER ZRB/ZONE

YEAS: 10  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 4  
EXCUSED: 0  
ABSENT 2

Y Smith	NV Archibong	Y Moore	Y Mitchell
Y Hall	Y Fauver	B Martin	NV Norwood
Y Young	Y Shook	Y Maddox	NV Willis
Y Winslow	Y Muller	B Sheperd	NV Borders

MULTIPLE

City Council  
Atlanta, Georgia

09-0-0487

U-09-06

AN ORDINANCE  
BY: ZONING COMMITTEE

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SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

# Legal Description

## LEGAL DESCRIPTION - 125 ELLIS STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF COURTLAND STREET (R/W VARIES) WITH THE SOUTHERLY RIGHT-OF-WAY OF ELLIS STREET (60' R/W);

THENCE SOUTH 89 DEGREES 09 MINUTES 19 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY OF ELLIS STREET FOR A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS ESTABLISHED PROCEED;

THENCE SOUTH 89 DEGREES 18 MINUTES 55 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY OF ELLIS STREET FOR A DISTANCE OF 90.02 FEET TO A POINT;

THENCE DEPARTING THE SAID RIGHT-OF-WAY OF ELLIS STREET SOUTH 00 DEGREES 45 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 201.40 FEET TO A POINT;

THENCE NORTH 89 DEGREES 40 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 90.40 FEET TO A POINT;

THENCE NORTH 00 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 202.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 18,196 SQUARE FEET OR 0.41775 ACRES.

## LEGAL DESCRIPTION - 125 HOUSTON STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF COURTLAND STREET (R/W VARIES) WITH THE SOUTHERLY RIGHT-OF-WAY OF HOUSTON STREET (60' R/W);

THENCE SOUTH 89 DEGREES 20 MINUTES 24 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY OF HOUSTON STREET FOR A DISTANCE OF 178.83 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS ESTABLISHED PROCEED;

THENCE SOUTH 89 DEGREES 20 MINUTES 24 SECONDS EAST ALONG THE SAID RIGHT-OF-WAY OF HOUSTON STREET FOR A DISTANCE OF 94.40 FEET TO A POINT;

THENCE DEPARTING THE SAID RIGHT-OF-WAY OF HOUSTON STREET SOUTH 00 DEGREES 52 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 150.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF GLAZENER AVENUE (R/W VARIES);

THENCE NORTH 89 DEGREES 20 MINUTES 24 SECONDS WEST ALONG THE SAID RIGHT-OF-WAY OF GLAZENER AVENUE FOR A DISTANCE OF 94.40 FEET TO A POINT;

THENCE DEPARTING THE SAID RIGHT-OF-WAY OF GLAZENER AVENUE NORTH 00 DEGREES 52 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 14,160 SQUARE FEET OR 0.32507 ACRES.

## LEGAL DESCRIPTION - 115 COURTLAND STREET

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 51 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF COURTLAND STREET (R/W VARIES) WITH THE NORTHERLY RIGHT-OF-WAY OF HOUSTON STREET (60' R/W);

FROM THE POINT OF BEGINNING THUS ESTABLISHED PROCEED;

THENCE ALONG THE SAID EASTERLY RIGHT-OF-WAY OF COURTLAND STREET NORTH 01 DEGREES 07 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 201.96 FEET TO A POINT;

THENCE DEPARTING THE SAID RIGHT-OF-WAY OF COURTLAND STREET SOUTH 88 DEGREES 08 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 127.00 FEET TO A POINT;

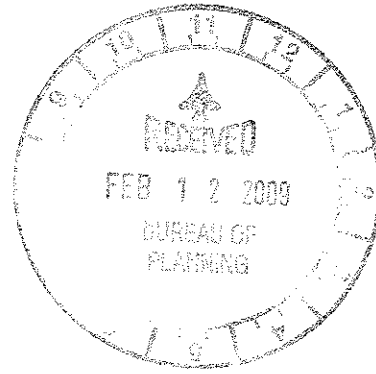
THENCE SOUTH 89 DEGREES 40 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 90.40 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 16 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 14.14 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 40 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 202.03 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY OF HOUSTON STREET;

THENCE ALONG THE SAID NORTHERLY RIGHT-OF-WAY OF HOUSTON STREET NORTH 89 DEGREES 20 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 233.10 FEET TO THE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINS 48,874 SQUARE FEET OR 1.07908 ACRES.



U-09-006

## Arthur Clement

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**From:** Curry, Phillip [Phil.Curry@hdrinc.com]  
**Sent:** Monday, January 05, 2009 2:44 PM  
**To:** Arthur Clement  
**Subject:** [NEWSENDER] - 1ST. Congregational Church - Message is from an unknown sender  
**Attachments:** 20090105152215803.pdf

Art,

This shows the 3 parcels with legals we surveyed in 2003.

Thanks,

Phil

Phillip S. Curry, RLS

Vice President

**HDR ONE COMPANY** *Many Solutions*

301 Perimeter Center North, Suite 400 Atlanta, GA 30346  
Phone: 678-775-4840 Fax: 678-775-4848 Cell: 404-290-2391



U-07-006



